ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	592,000 /	592,000
USE VALUE:	592,000 /	592,000
ASSESSED:	592,000 /	592,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		PECK AVE, ARLINGTON

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3850.000	217,100		374,900	592,000
Total Card	0.088	217,100		374,900	592,000
Total Parcel	0.088	217,100		374,900	592,000

Source: Market Adj Cost   Total Value per SQ unit /Card: 314.63   /Parcel: 314.6

Legal Description

User Acct
113718

GIS Ref

GIS Ref

Entered Lot Size
Total Land:
Land Unit Type:

Insp Date
08/10/18

OWNERSHIP

Unit #:

Owner 1:	KAY WILLIAM
Owner 2:	DAVIS-KAY JENNIFER K
Owner 3:	
Street 1:	14 PECK AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02476		Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:		Cntry:	
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 3,850 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1961, having primarily Wood Shingle Exterior and 1882 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

Parcel ID 172.0-0002-0004.A

!13289!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	217,100	0	3,850.	374,800	591,900	591,900	Year End Roll	12/18/2019
2019	101	FV	187,800	0	3,850.	369,500	557,300	557,300	Year End Roll	1/3/2019
2018	101	FV	187,800	0	3,850.	283,800	471,600	471,600	Year End Roll	12/20/2017
2017	101	FV	187,800	0	3,850.	267,700	455,500	455,500	Year End Roll	1/3/2017
2016	101	FV	187,800	0	3,850.	246,300	434,100	434,100	Year End	1/4/2016
2015	101	FV	175,700	0	3,850.	230,300	406,000	406,000	Year End Roll	12/11/2014
2014	101	FV	175,700	0	3,850.	212,100	387,800	387,800	Year End Roll	12/16/2013
2013	101	FV	175,700	0	3,850.	212,100	387,800	387,800		12/13/2012

PRINT

Date	Time
12/11/20	03:16:16

LAST REV

Date	Time
07/31/19	10:27:37
apro	

USER DEFINED

Prior Id # 1:	113718
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.   13289

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SWEAZEY DOUGLAS	1193-70		8/31/1998		225,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/28/2016	1037	Solar Pa	12,000		7/28/2016			Install 14 solar p
1/10/2012	34	Re-Roof	4,700					
4/1/1994	121	Manual	40,730					REPLACE FOUNDATION

ACTIVITY INFORMATION

Date	Result	By	Name
8/10/2018	MEAS&NOTICE	HS	Hanne S
3/6/2009	Inspected	189	PATRIOT
12/15/2008	Measured	197	PATRIOT
12/8/1999	Meas/Inspect	256	PATRIOT
1/1/1982		PS	

Sign: _VERIFICATION OF VISIT NOT DATA_   ___/____/__

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3850		Sq. Ft.	Site		0	70.	1.39	6									374,850						374,900	

Total AC/HA:	0.08838	Total SF/SM:	3850	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	374,850	Spl Credit		Total:	374,900

EXTERIOR INFORMATION

Field	Value
Type:	5 - Cape
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GRAY
View / Desir:	

GENERAL INFORMATION

Field	Value
Grade:	C - Average
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Field	Value
Avg Ht/FL:	STD
Prim Int Wall	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall:		% Sprinkled:	

BATH FEATURES

Field	Value		Rating
Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Field	Value		Rating
Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Field	Value
Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Field	Value		%
Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Field	Value
Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	75020
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	314651
Depreciation:	97542
Depreciated Total:	217109

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 3			Baths: 2			HB		

REMODELING

Field	
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	141.74
Special Features:	0	Val/Su Net:	97.97
Final Total:	217100	Val/Su SzAd	161.53

SKETCH

TQS
FFL
BMT
(768)

WDK
(104)

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	61.870	47,514
FFL	First Floor	768	141.740	108,853
TQS	3/4 Story	576	141.740	81,640
WDK	Deck	104	15.610	1,624

Net Sketched Area:	2,216	Total:	239,631
Size Ad	1344	Gross Are	2408	FinArea	1882

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	A	

IMAGE

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

172.0-0002-0004.A

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X6	A	AV	1995	0.00	T	19.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	